

184 Saunders Hill

BH2021/02656



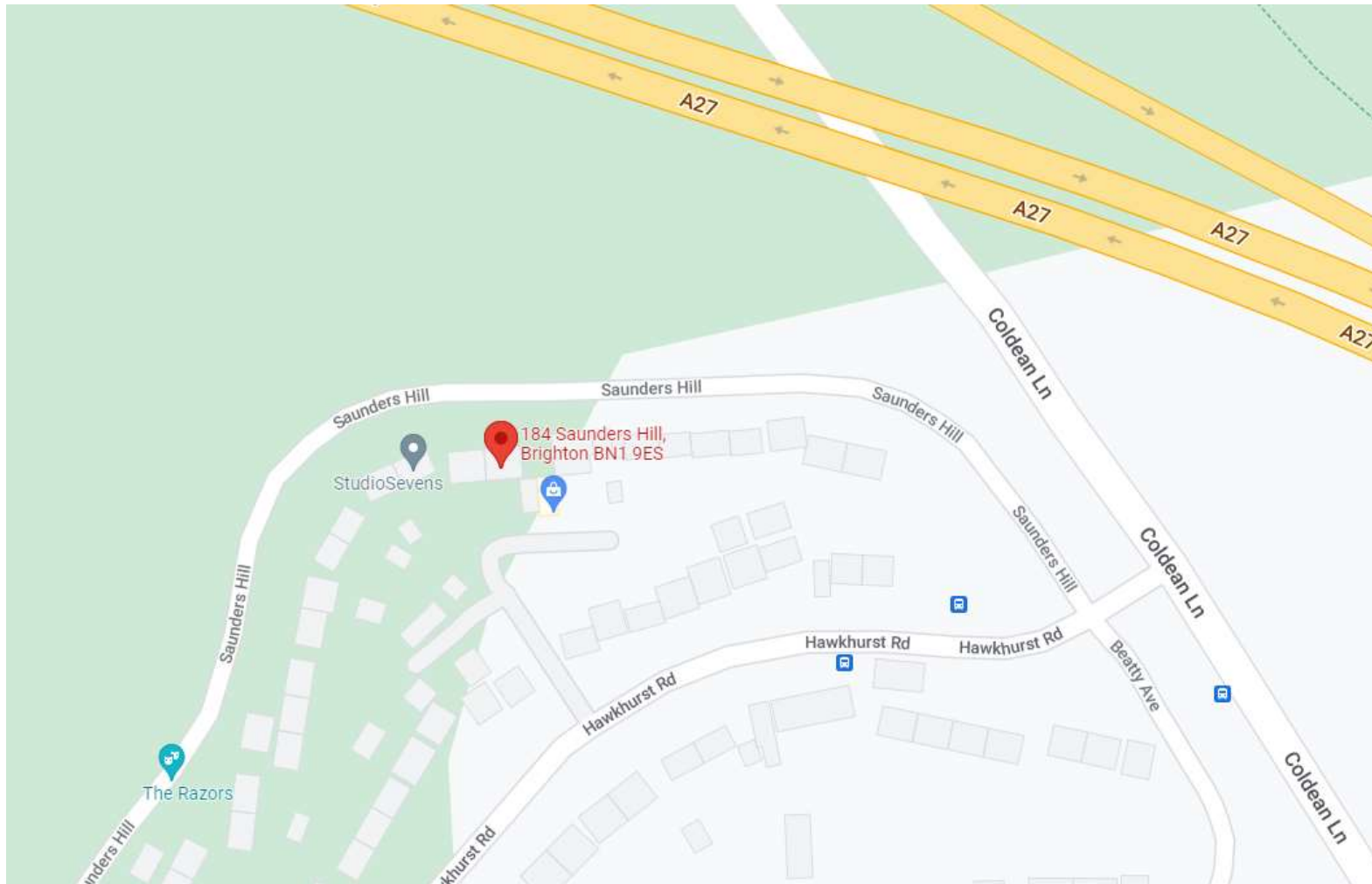
**Brighton & Hove
City Council**

Application Description

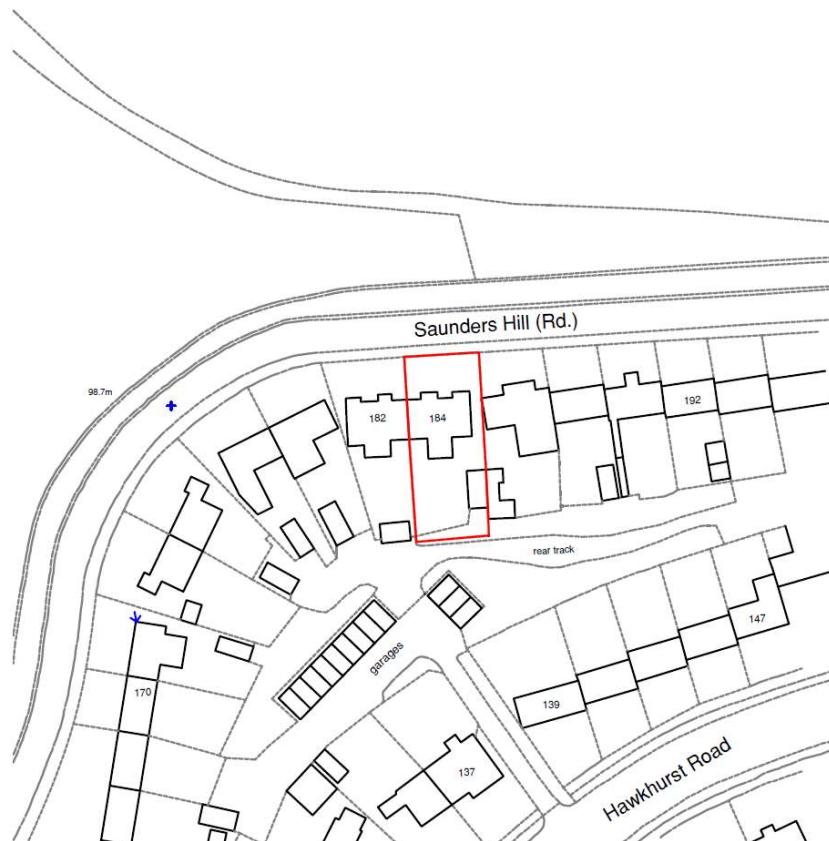
Change of use from six bedroom small house in multiple occupation (C4) to seven bedroom, seven person house in multiple occupation (Sui Generis), incorporating erection of new single storey rear extension and roof alterations incorporating rear dormer.

The above description has been amended since the application was received with the overall size of the HMO significantly reduced from seeking 11 bedrooms to seeking 7. The recommendation is based on the amended proposals.

Map of application site



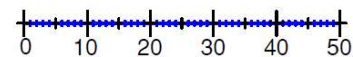
Existing Location Plan



01
SITE LOCATION PLAN

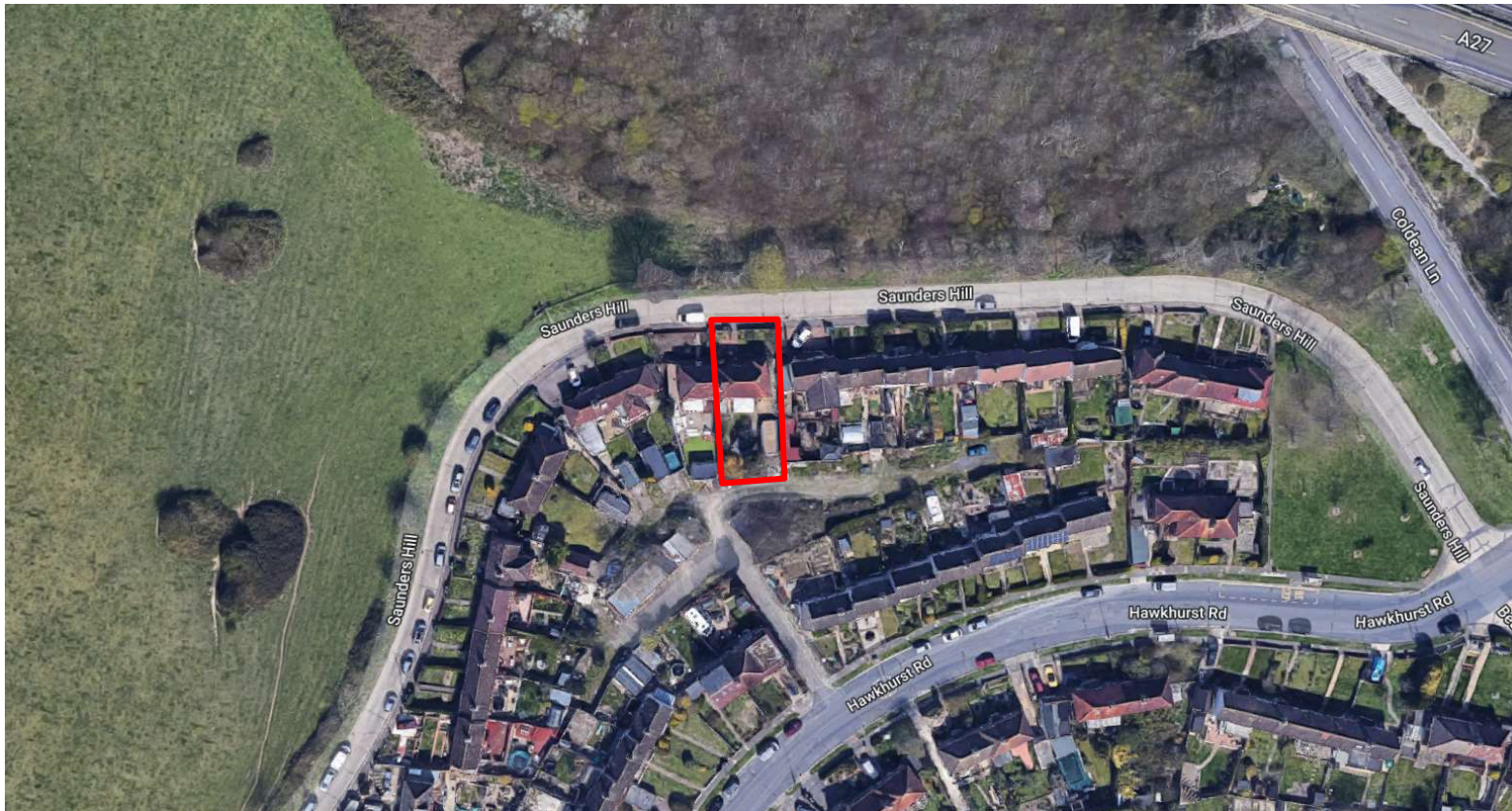


Scale Bar 1 : 1250



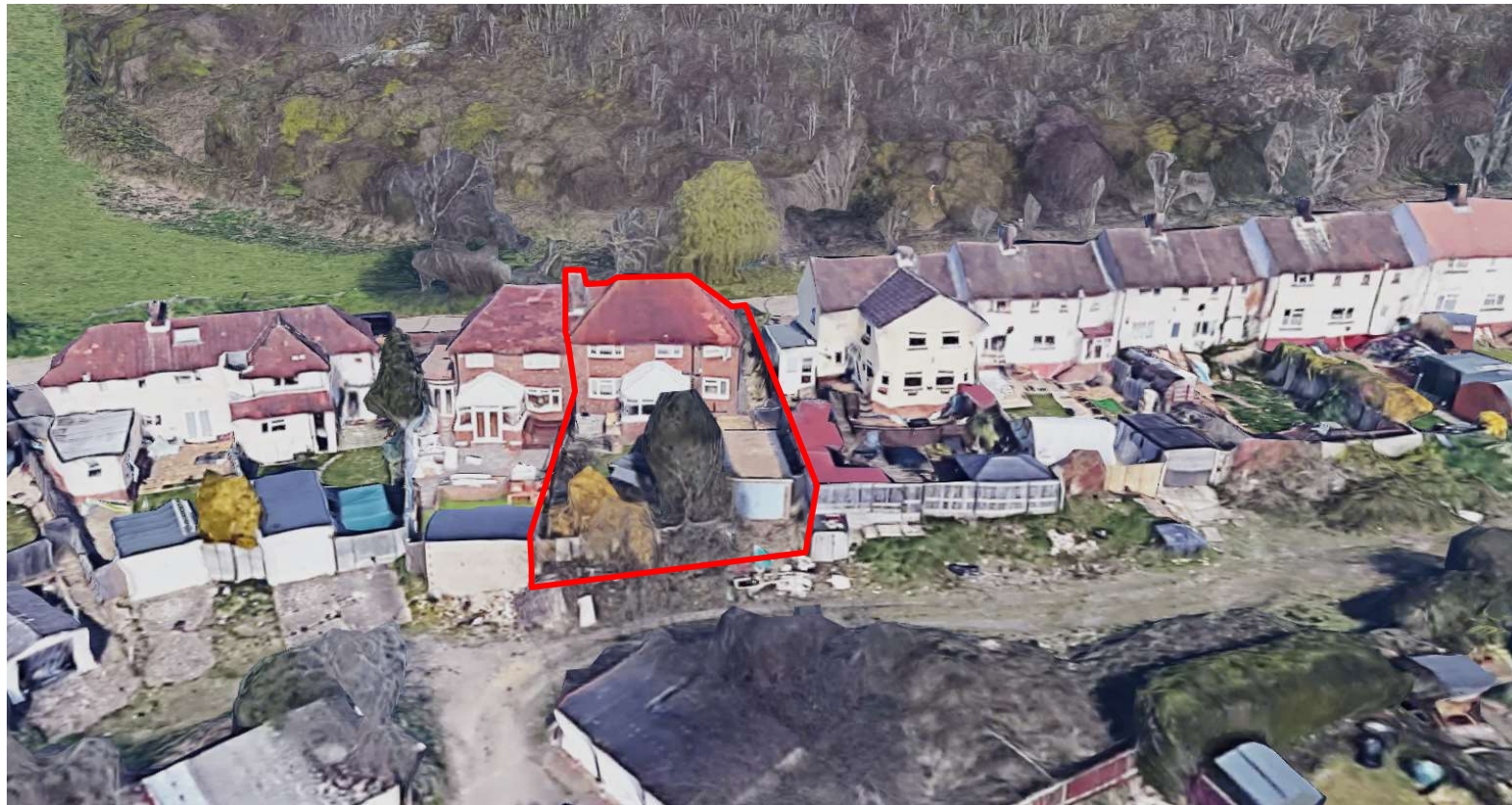
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Aerial photo of site



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3D Aerial photo of site



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Street photo of site



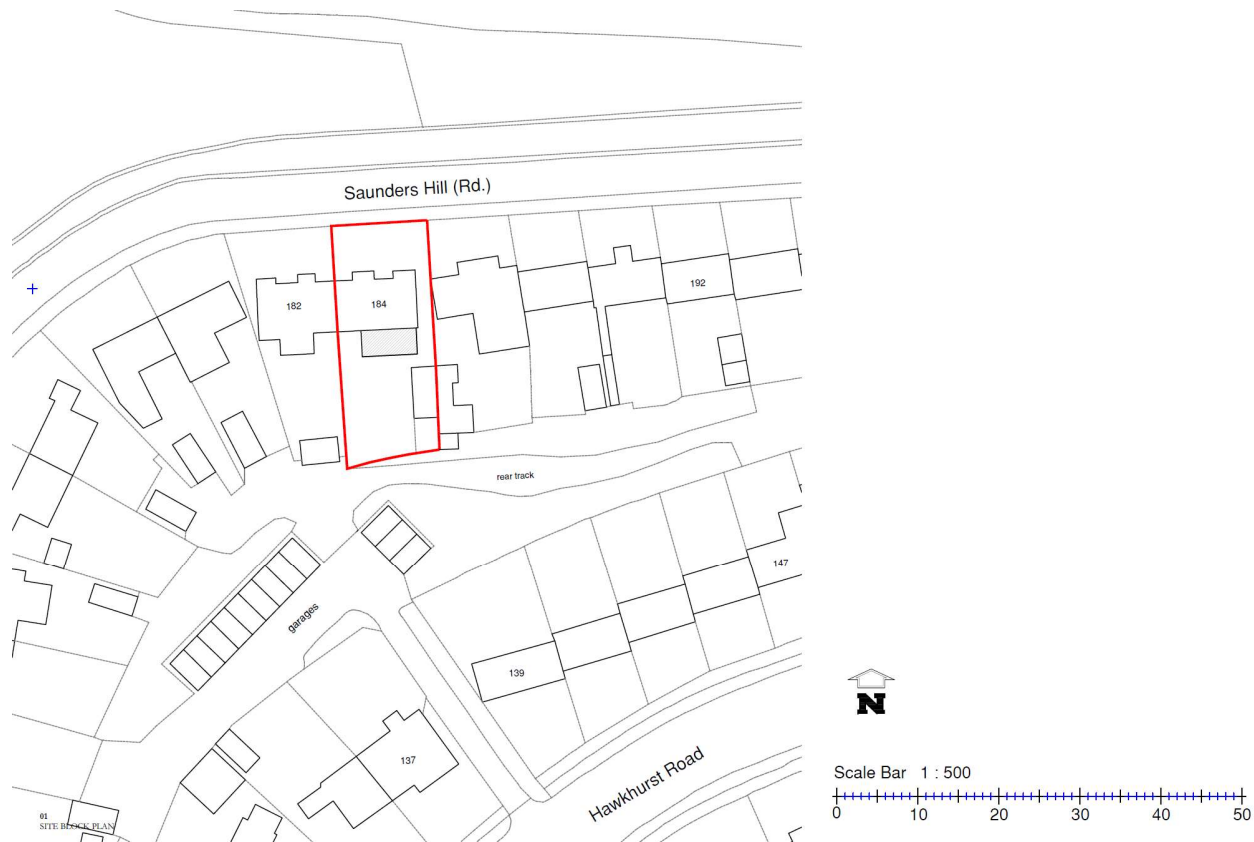
Google Streetview, 2019 – 184 Saunders Hill is on the left.

Other photos of site



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Proposed Block Plan

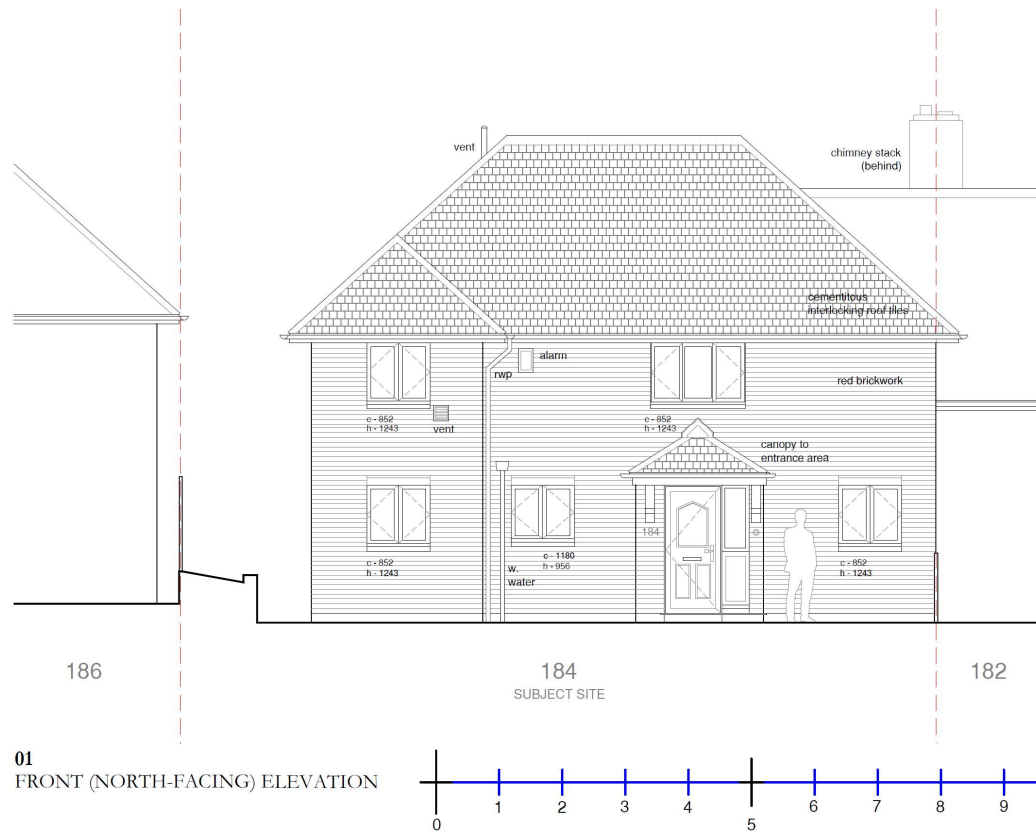


47

BTN.21.119.002 A



Existing Front Elevation



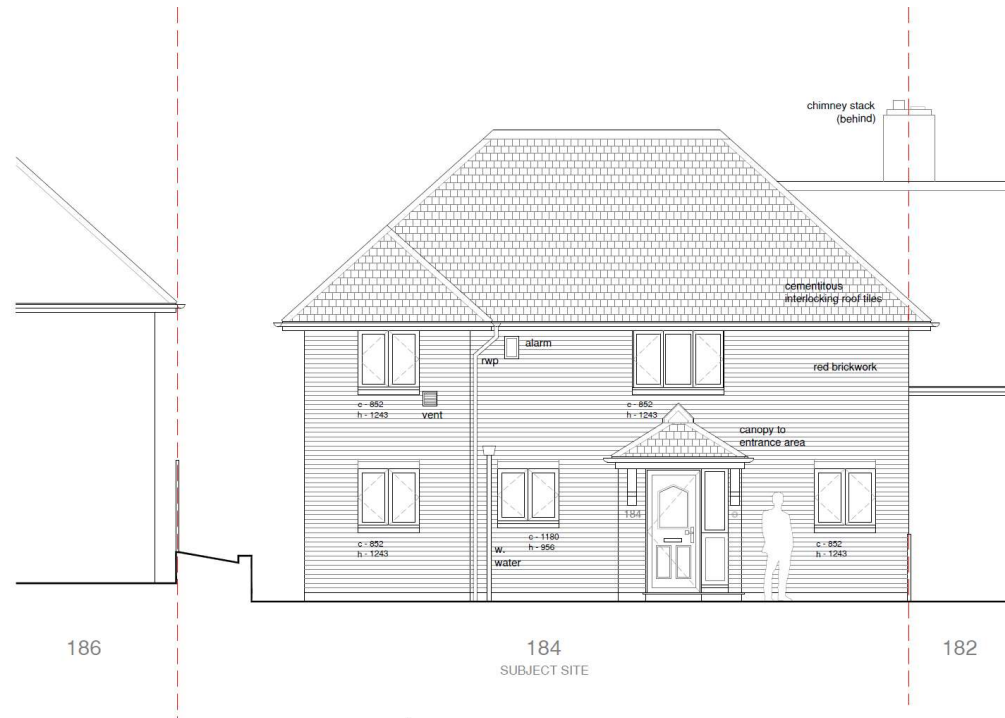
48

BTN.21.119.030

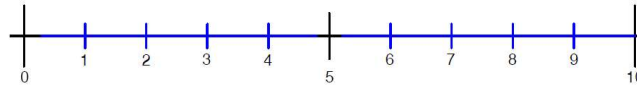


Proposed Front Elevation

49



01
FRONT (NORTH-FACING) ELEVATION

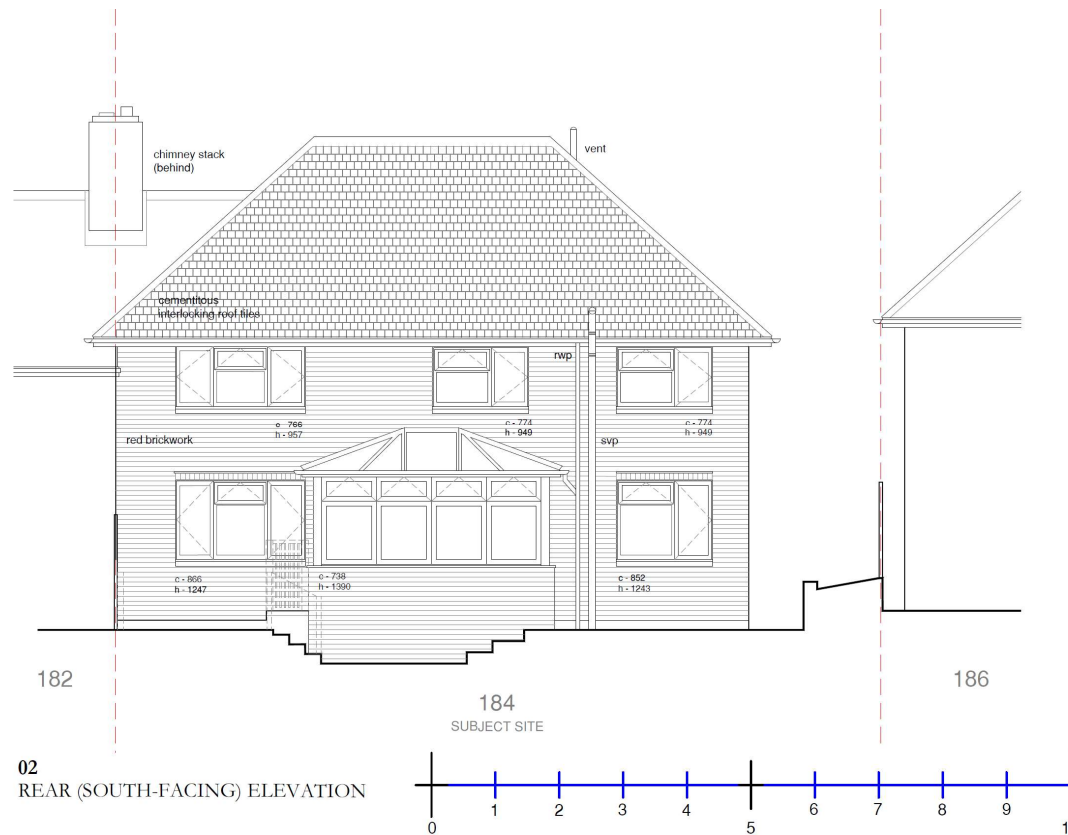


Scale Bar 1:100

BTN.21.119.300 C



Existing Rear Elevation



50

BTN.21.119.030



Proposed Rear Elevation

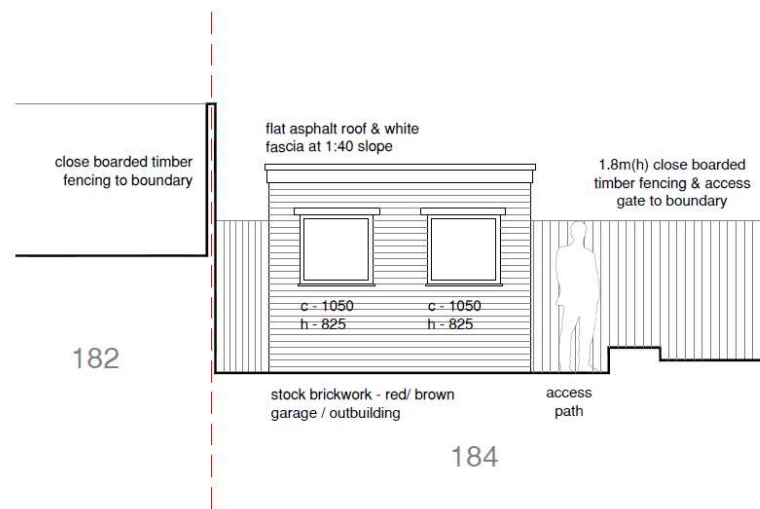


51

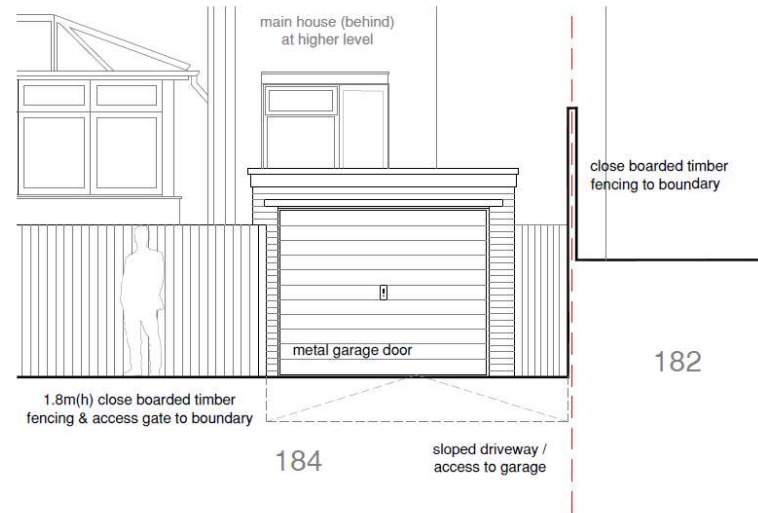
BTN.21.119.300 C



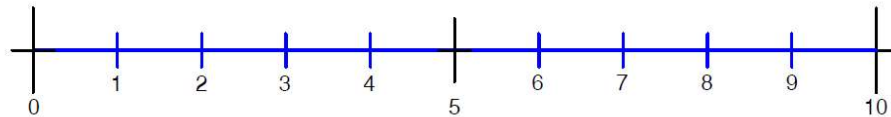
Existing Outbuilding Elevations



04
FRONT (NORTH FACING) ELEVATION

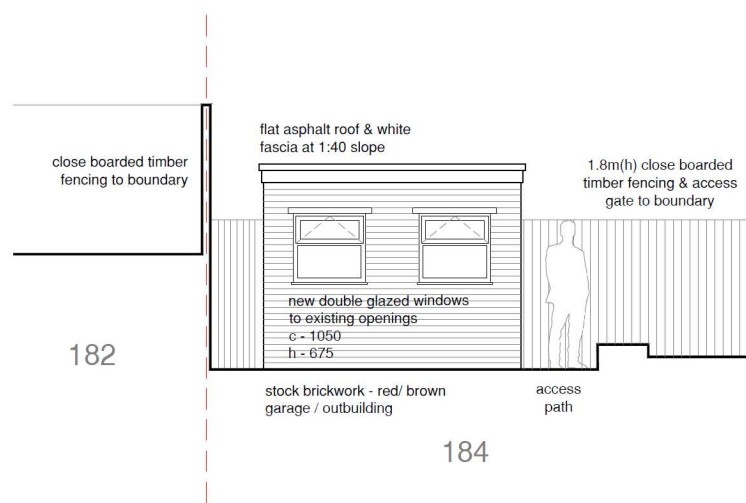


03
REAR (SOUTH-FACING) ELEVATION



BTN.21.119.031

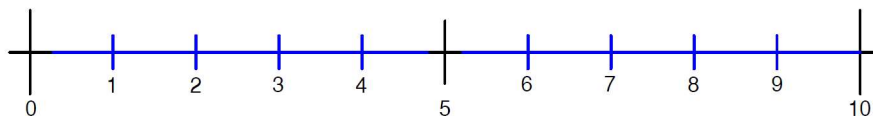
Proposed Outbuilding Elevations



04
FRONT (NORTH FACING) ELEVATION



03
REAR (SOUTH-FACING) ELEVATION



BTN.21.119.310

Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

Recommend: **Approve**

